



February 15, 2007

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

<b>Call to Order .....</b>	<b>Chairperson Hall</b>
<b>Invocation .....</b>	<b>Dean Thompson</b>
<b>Pledge of Allegiance .....</b>	<b>Tony Atkins</b>
<b>Quorum .....</b>	<b>Chairperson Hall</b>
<b>Approval of Minutes for February 1, 2007 .....</b>	<b>Chairperson Hall</b>
<b>Reading of the Agenda .....</b>	<b>Director Browning</b>
<b>Approval of the Agenda .....</b>	<b>Chairperson Hall</b>

### Old Business

**Preliminary Plat..... Staff**

1. **William Smith Boulevard**, off of Hereford Farm Road, Zoned PUD, *Commission District 3*.  
[ Map ] [ Site Plan ] [ Staff Report ]

### New Business

**Final Plat..... Staff**

2. **Morningside Section III, Phase II**, Pond View Road off of General Woods Parkway, Zoned PUD, 2 lots, 1.37 acres, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]
3. **601 N. Belair Place**, Evans Town Center Blvd, Zoned PUD, 30 lots, 3.73 acres, *Commission District 1*. [ Map ] [ Site Plan ] [ Staff Report ]

**Preliminary Plat..... Staff**

4. **Emerson Woods**, Freeman-Harriss Road, Zoned R-A, 7 lots, 24.77 acres, *Commission District 4*.  
[ Map ] [ Site Plan ] [ Staff Report ]
5. **Iris Glen**, Byrd Road, Zoned R-1A RCO, 32 lots, 18.51 acres, *Commission District 3*.  
[ Map ] [ Site Plan ] [ Staff Report ]
6. **Baldwin Place**, Columbia Road, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]
7. **Full Moon Fishing Club**, Full Moon Drive off of Keg Creek Drive, 9 lots, 3.66 acres, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]

**Rezoning..... Staff**

8. **RZ 07-02-02** Rezone Tax Map 071 Parcel 013B and a portion of Tax Map 071 Parcel 013 located at 4419 Hardy McManus Road and 1267 Fury's Ferry Road with a combined acreage of approximately 21.40 acres from S-1 to R-1, *Commission District 1*. [ Map ] [ Staff Report ]
9. **RZ 07-02-03** Rezone Tax Map 078C Parcel 005, 0.53 acre, located at 206 Flowing Wells Road, from R-3 to P-1, *Commission District 2*. [ Application ] [ Map ] [ Staff Report ]



February 15, 2007

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

10. **RZ 07-02-04** Rezone Tax Map 077A Parcels 017, 017A, 019, and 019A, with a combined acreage of approximately 16.57 acres, located at 4140, 4141 and 4154 Freeman Blvd. and 532 Old Evans Road, from R-2 to A-R, *Commission District 1*. [ Application ] [ Map ] [ Staff Report ]

Items Added ..... Staff

11. **Grenelefe Park Revision**, South Old Belair Road, Zoned PUD, 42 lots, 15.30 acres, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]

Staff Comments ..... Staff

Public Comments..... Chairperson Hall

Adjourn ..... Chairperson Hall

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairperson
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

### Meeting Schedule: February-March 2007

Board/Commission	Date	Time	Location
Planning Commission	February 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	February 27, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	March 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	March 6, 2007	6:00 PM	Appling Court House, Appling, GA
Planning Commission	March 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	March 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	March 27, 2007	8:00 AM	Evans Government Center Auditorium

February 15, 2007



# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

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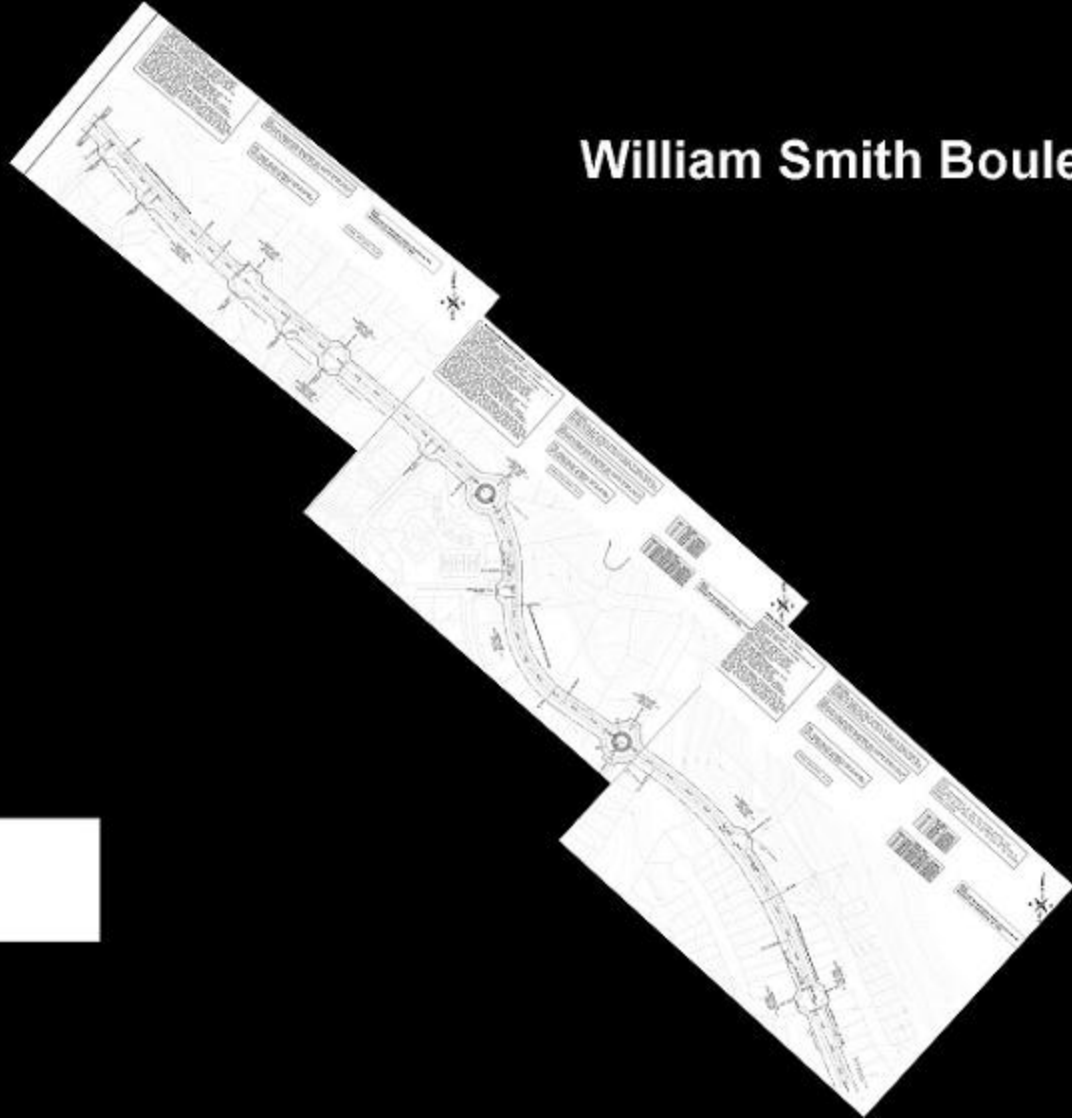
Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, March 6, 2007** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, March 2, 2007 to place their name on the agenda for presentation.







# William Smith Boulevard





# PRELIMINARY PLAT

WILLIAM SMITH BOULEVARD

## Property Information

Subdivision Name	William Smith Boulevard
Location/address	off of Hereford Farm Road
Development Acreage	N/A
Number of lots/units	Street Dedication
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Withdrawal at the Petitioner's Request

## Summary and Recommendation

This is the main collector road that services the large subdivision development called Crawford Creek that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The construction of this collector road between Hereford Farm Road and Columbia Road is currently awaiting plans to tie into North Old Belair Road, which has a much narrower right of way. Planning staff will be investigating ways in which the County can aid the developer in making this tie-in so that it will accommodate the additional traffic that will be generated from the Crawford Creek development. This may include either condemnation or purchase of properties. It is also important to note that the developer does not have condemnation powers, so this would be left solely to the County to handle, should this be the direction recommended to staff.

This road plan was submitted to the county on October 31 for the typical 30 to 35 day review cycle. The petitioner has requested to withdraw this item to resolve potential inconsistencies between the survey and the engineering proposal. They anticipate completion of the road engineering sometime in the next couple of months, at which time they will resubmit new plans for County review. This action to withdraw does not change the overall concept of the PUD to connect this road to North Old Belair Road and to complete the collector system to Columbia Road. That concept remains a condition of the PUD.

Staff recommends **withdrawal at the request of the petitioner.**





# Morningside Section III, Phase II Plat

87°32'53" W 49.20'

W FRONTAGE	LOT SQ. FT.
169.30'	32,832 sq. ft.
168.94'	30,408 sq. ft.

C-2	17.15'	273.00'	N 62°44'
C-3	14.34'	275.00'	N 66°0'
C-4	41.03'	25.00'	S 65°29'
C-5	103.26'	810.00'	S 22°0'
C-6	40.70'	25.00'	S 20°0'
C-7	20.75'	325.00'	N 65°4'



THE CREATION OF  
AND LOT:

**MORN**  
SECTION

**RIVERWOOD**  
Serving Property in  
COLUMBIA CO  
SINCE 1911

SHIRE





# FINAL PLAT

## MORNINGSIDE SECTION III PHASE II

### Property Information

Subdivision Name	Morningside Section III Phase II
Location/address	Pond View Road off of General Woods Parkway
Development Acreage	1.37 acres
Number of lots/units	2 (1.46 lots/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	H&C Surveying
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

### Summary and Recommendation

Riverwood Land, LLC. seeks final plat approval for Morningside Section III, Phase II, located on Pond View Road off of General Woods Parkway. The plat shows 2 new lots proposed on 1.37 acres for a density of 1.46 lots per acre. Staff questioned whether a 200-foot extension of Pond View Road from the previously approved Pond View Road stub-out in Morningside Section III to General Woods Parkway had ever been accepted by the Board of Commissioners or had been given final plat approval. Research indicates that it was never final platted nor accepted by the BOC, thus staff is taking this item before the Planning Commission and Board of Commissioners to accomplish that task. The engineering department has indicated that the road meets all County specifications and is ready for acceptance by the Board. The water utility department has also indicated that the improvements are completed correctly with a few minor additions needed to the plat and as-builts prior to release of the plat for sale of lots. An acceleration/deceleration lane is required at the intersection of General Woods Parkway. The County Engineer will be working with the developer to have these lanes installed when the road construction across General Woods Parkway is done this spring. The final plat has otherwise received all necessary approvals from staff with a few changes to be made. The plat is scheduled to go before the Board of Commissioners for acceptance of improvements at their February 20, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements** with all staff comments included.

# 601 N. Belair Place Aerial



Evans Town Center  
Blvd.

EVANS TO LOCKS RD

EVANS TO LOCKS RD

Site

N BELAIR RD

Evans-to-  
Locks Road

Washington  
Road

PEACHTREE RD

OLD EVANS RD



# 601 N. Belair Place Plat



~ N/T 7000 LION PLAZA PARTNERS ~  
(ZONED C-3)

**601 N. BELAIR PLACE**

PROPERTY LOCATED IN THE 125TH, C.M.D.

COLUMBIA COUNTY, GEORGIA

SCALE: 1" = 40' FEBRUARY 7, 2007



PREPARED BY:

**JAMES G. SWIFT & ASSOCIATES**

CONSULTING ENGINEERS

1200 INTERSTATE PARKWAY - AUGUSTA, GA. - 30609

Phone: (706) 856-8863

EVANS TOWN CENTER BLVD. 60' R/W

3=1935.45  
1=94.25  
2=55'47" E  
104'00" N  
CII=84.27

150'00" E  
150'00"

PARCEL "A"  
93,282 sq. ft.  
2.135 acres

PARCEL "B"  
93,700 sq. ft.  
2.132 acres

COMMON AREA  
TO BE SAVED  
TO THE P.O.A.

~ N/T VINCENT & RACHEL ROBERTSON ~  
(ZONED C-3)

~ N/T VINCENT & RACHEL ROBERTSON ~  
(ZONED C-3)

INDUSTRIAL PARK DR

**NOTE:**  
TIEBACKS ARE NO SETBACKS FROM TRAVEL WAYS.





# FINAL PLAT

601 N. BELAIR PLACE

## Property Information

Subdivision Name	601 N. Belair Place
Location/address	Evans Town Center Blvd (formerly North Belair Road)
Development Acreage	3.73 acres
Number of lots/units	30 lots (8.04 lots/acre)
Zoning	PUD (Planned Unit Development)
Streets	Private Access off of Shared Easements
Engineer/Surveyor	James Swift & Associates
Commission District	District 1 (Thigpen)
Recommendation	Approval with conditions

## Summary and Recommendation

MBH Holdings, Inc. seeks final plat approval for 601 N. Belair Place located off of Evans Town Center Blvd. This property was originally zoned C-2 within the Evans Town Center Overlay district, but the applicant requested to rezone the property to PUD to allow for design, lot, and land use flexibility. This rezoning was approved by the BOC February 8, 2007. It was necessary to incorporate the piece of property to the north into the PUD zoning request to acquire enough land area to meet the four acre minimum for a PUD. Now the applicant is requesting a plat of subdivision to be approved. The plat shows 30 proposed lots on 3.73 acres for a density of 8.04 lots/acre. In reality there are four office buildings on individual lots plus a fifth lot for a restaurant. Each building will be further subdivided along common walls to allow fee simple sale of office and retail suites within each building.

Staff would note that this development was first submitted to the county as a commercial site plan; a submission for subdivision review was not made by the engineer until this week even though the division of property, the dedication of easements and the acceptance of infrastructure by the county must be done through the subdivision process. The developer's engineer sought staff's administrative approval of the 30 lot plat, which is not possible under the current regulations. The same "mistake" was made last year with the Village at Crossroads. Staff has made every effort to expedite the review of the as-built and plat, but there may be additional changes to be made to the plat and as-built plans once a complete and proper review has been done.

The final plat has been preliminarily reviewed by staff and there are some stormwater easements to be shown, but otherwise, the changes needed to the plat are minor. The County Engineer has stated that the road improvements are not yet completed, but the roads are to be private within the development. The Water Utility Department Manager has stated that all water utility improvements are completed and inspected with a few minor things to be done. The plat is scheduled to go before



## FINAL PLAT

601 N. BELAIR PLACE

the Board of Commissioners for acceptance of public improvements at their February 20, 2007 meeting if the county engineer is prepared to take these improvements to the BOC.

Staff recommends **approval contingent upon BOC acceptance of improvements, completion of private road improvements, and acceptance of legal documentation for private roads by the County Attorney** with all staff conditions and comments included.



# Emerson Woods Aerial



WRIGHTSBORO RD

WRIGHTSBORO RD

WRIGHTSBORO RD

WRIGHTSBORO RD

DOUGLASS RD

DOUGLASS RD

LOUISVILLE RD

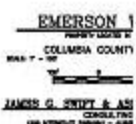
Wrightsboro Road

Site

Freeman-Harriss Road

Louisville Road







# PRELIMINARY PLAT

## EMERSON WOODS

### Property Information

Subdivision Name	Emerson Woods
Location/address	Freeman-Harriss Road
Development Acreage	24.77 acres
Number of lots/units	7 lots (3.54 acres/lot)
Zoning	R-A (Residential Agricultural)
Engineer/Surveyor	James Swift & Associates
Commission District	District 4 (Anderson)
Recommendation	Disapproval or Tabling at the Petitioner's Request

### Summary and Recommendation

William Murphy seeks preliminary plat approval for Emerson Woods located on Freeman-Harriss Road. This subdivision contains 7 lots on 24.77 acres for an average of 3.54 acres per lot. It is zoned R-A (Residential Agricultural). The plans have gone through numerous changes and re-designs due to the presence of significant soil issues that have made septic approval nearly impossible. Thus, it has been determined from a soil survey by the Health Department that only 7 lots are feasible at this time for septic drainage.

This subdivision was submitted to the county for the typical 30 to 35 day review cycle. It has not received approvals from Natural Resources and Conservation (NRCS). Without this required approval, the subdivision cannot be approved on February 15. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval unless tabling is requested by the petitioner.**

# Iris Glen Aerial

Byrd Road

Cox Road

Site

Glennwood

North Belair  
Road





# Iris Glen Plat





# PRELIMINARY PLAT

## IRIS GLEN

### Property Information

Subdivision Name	Iris Glen
Location/address	Byrd Road
Development Acreage	18.51 acres
Number of lots/units	32 lots (1.73 lots/acre)
Zoning	R-1A RCO (Single family residential with a residential cluster overlay)
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Disapproval or Tabling at the Petitioner's Request

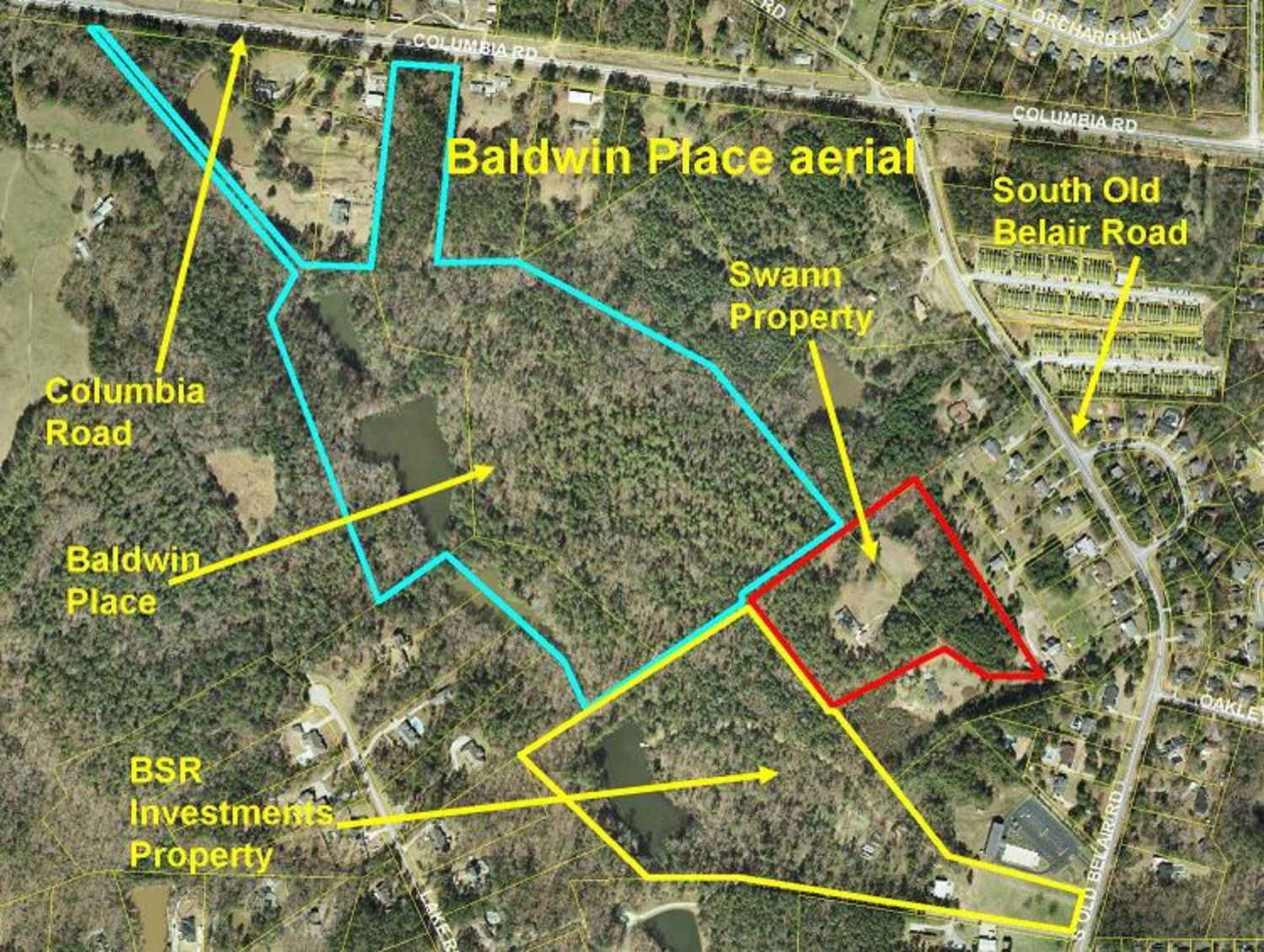
### Summary and Recommendation

Great Water Homes seeks preliminary plat approval for Iris Glen located off of Byrd Road. This subdivision contains 32 lots on 18.51 acres for an average of 1.73 lots/acre. It is zoned R-1A RCO (Single family residential with a residential cluster overlay).

This subdivision was submitted to the county for the typical 30 to 35 day review cycle. It has not received approvals from Natural Resources and Conservation (NRCS). Without this required approval, the subdivision cannot be approved on February 15. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval unless tabling is requested by the petitioner.**





# Baldwin Place aerial

Columbia Road

Baldwin Place

BSR Investments Property

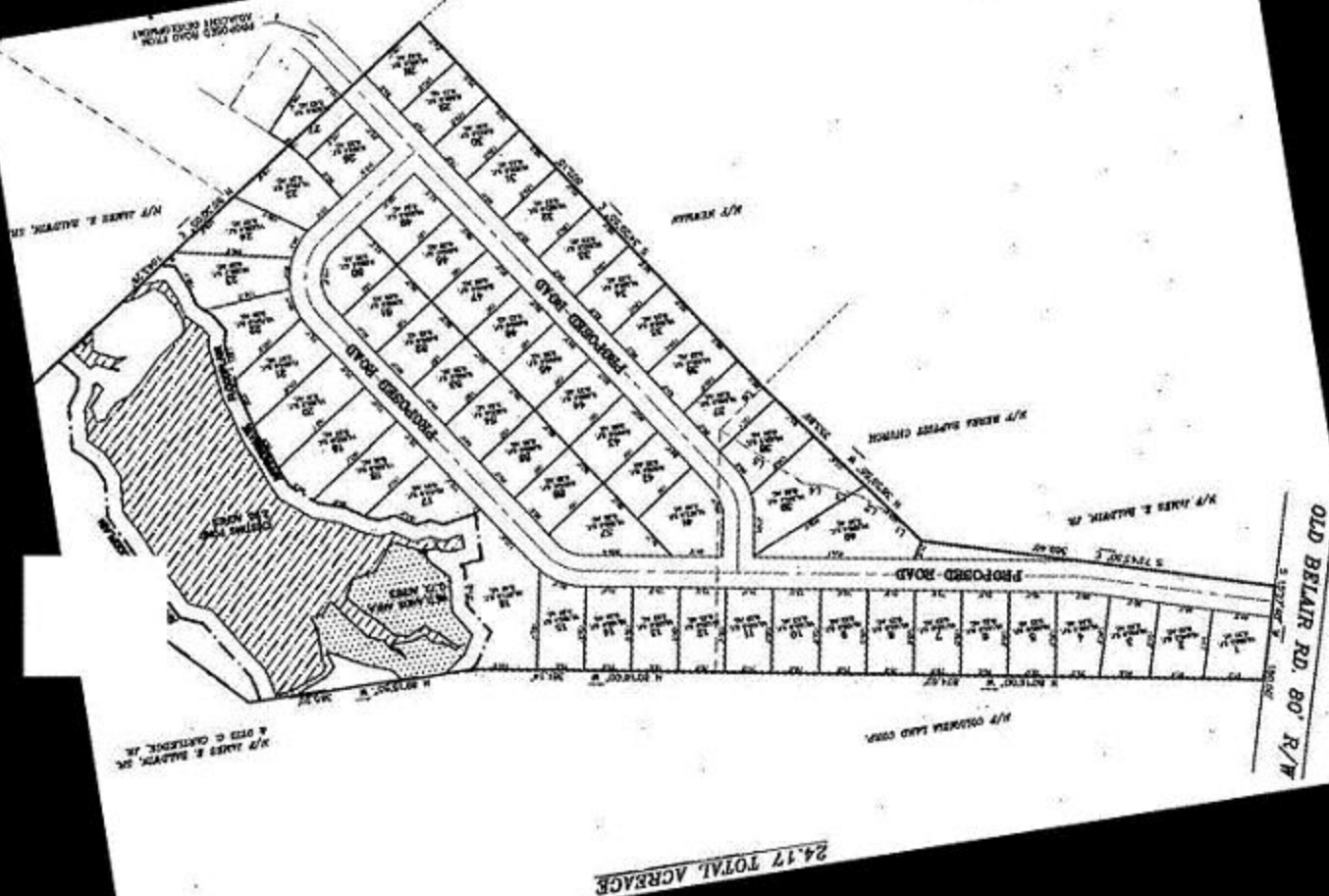
Swann Property

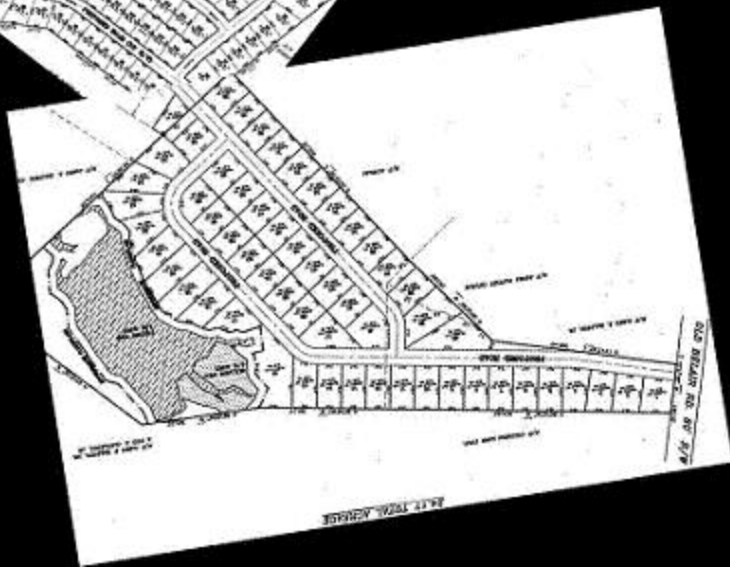
South Old Belair Road





## BSR Investments RCO Plat









# PRELIMINARY PLAT

BALDWIN PLACE

## Property Information

Subdivision Name	Baldwin Place
Location/address	Columbia Road
Development Acreage	N/A
Number of lots/units	Road Network Request
Zoning	
Engineer/Surveyor	
Commission District	District 3 (Ford)
Recommendation	Direction is sought from the planning commission

## Summary and Recommendation

Mr. Robert Swann has raised an issue of gaining access to his landlocked properties through adjoining subdivisions. Staff is captioning this matter on the planning commission agenda to provide the commission with information on this issue, and to seek your direction on how to proceed.

Mr. Swann owns two pieces of property near South Old Belair Road. These properties are served by easements to South Old Belair Road because his properties do not have frontage on any public road.

Two subdivisions are currently underway adjacent to Mr. Swann's property. Both subdivisions have been rezoned to R-2 RCO, and one of the subdivisions, Baldwin Place, has also received preliminary subdivision approval. As shown on the preliminary plan Baldwin Place could, but does not, provide a street extension to Mr. Swann's property.

The second subdivision has not been submitted for preliminary plan review. Mr. Swann has indicated to staff that he wishes to have one of these subdivisions provide street access to his property. The subdivision regulations state that the subdivision process shall provide access to adjoining properties and the overview of providing an integrated street network falls under the purview of the planning commission.

The access that Mr. Swann desires and that is required by the subdivision regulations can be provided in either the second subdivision that has not yet been submitted for preliminary subdivision review. The access could also be provided by revising the preliminary subdivision plan for Baldwin Place by extending a street extension to Mr. Swann's lot. This would likely eliminate one lot in Baldwin Place.

Mr. Swann is open to either alternative. The engineer for both of the developments underway has indicated that the easier connection to engineer would likely be through a revised plan of



# PRELIMINARY PLAT

## BALDWIN PLACE

Baldwin Place. Mr. Swann has had contact with the owners of both subdivisions but has not received assurance that these subdividers will cooperate to provide the connection to his property. Staff is of the opinion that the connection is required by ordinance. Staff has captioned this item for direction from the commission. Mr. Swann is aware of the meeting date and attorneys and the engineer for the subdividers are aware that this matter will be discussed on February 15.



# Full Moon Fishing Club aerial



Clarks Hill  
Reservoir

Full Moon  
Fishing Club

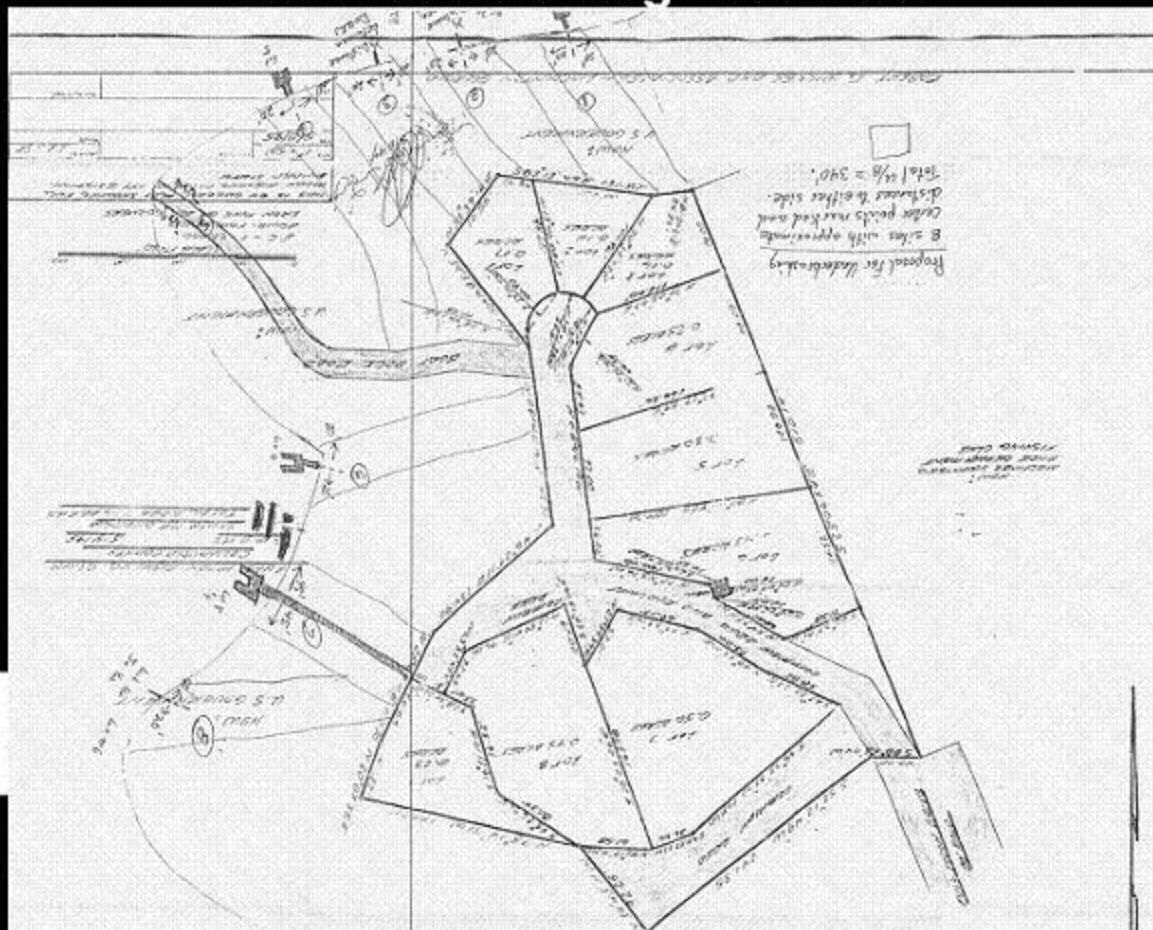
Martinez  
Volunteer  
Recreation  
Club

Full Moon  
Drive

FULL MOON DR



# Full Moon Fishing Club Plat





# PRELIMINARY PLAT

## FULL MOON FISHING

### Property Information

Subdivision Name	Full Moon Fishing Club
Location/address	Chigoe Circle off of Full Moon Road
Development Acreage	3.66 to 3.75 acres
Number of lots/units	9 lots (2.4 lots/acre)
Zoning	R-4 (Recreational residential)
Engineer/Surveyor	Robert F. Wilkes and Associates
Commission District	District 3 (Ford)
Recommendation	Disapproval

### Summary and Recommendation

Mr. C. Emory Towner, president of Full Moon Fishing Club, is requesting subdivision approval on the club's property to divide the 3.66 to 3.75 acre property into nine lots. There are several errors in Mr. Towner's letter seeking approval of the subdivision. First, he states the property is currently zoned S-1. According to the county's official zoning map the property is zoned R-4, recreational residential.

Mr. Towner states that the property is divided into nine lots, common area and private roadway. In fact the property is not subdivided but is contained in one tract. If there were nine lots already created there would be no need for this current request to subdivide.

According to Mr. Towner's letter each of the nine club members leases a lot within the acreage. In fact, staff believes each club member leases a designated portion of the total site for each club member's private use. Likely the nine club members have established what they consider to be their designated area and have come to perceive that portion of the site as their "lot." This current request is intended to establish actual lots through the subdivision process.

Staff cannot recommend approval of the subdivision because it violates various requirements of the zoning ordinance. The R-4 zoning district requires that each lot created must contain 40,000 square feet, or 0.92 acre. The lots proposed fall woefully short of this area requirement. The largest lot is 0.50 acre (21,780 square feet) and the smallest lot is 0.14 acre (6,098 square feet). Only 2.63 acres of the site are devoted to the lots; thus, the average lot area of the nine lots is 0.29 acre, or less than one-third of one acre. Put another way the average lot size is less than one-third the minimum lot size required by the zoning ordinance.

Section 90-179 of the zoning ordinances pertaining to variances states: "nor may a minimum lot size required in the applicable zoning district be reduced [by variance]." Clearly the subdivision as proposed will not meet the lot size requirements of the R-4 zoning district, and the ordinance further prohibits granting any relief through a variance. There are other practical difficulties



# PRELIMINARY PLAT

## FULL MOON FISHING

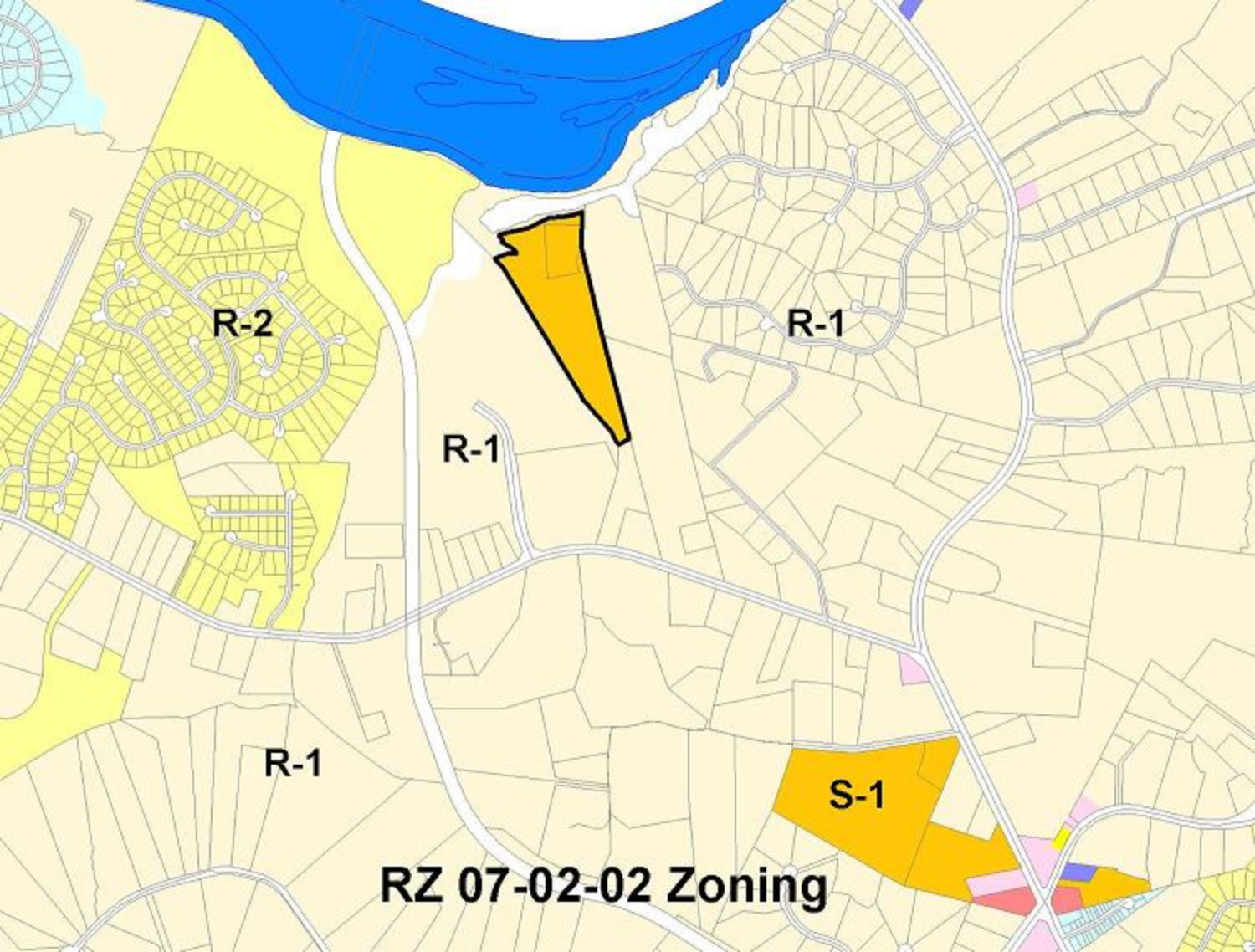
including the inability to provide for sewage disposal, potable water, and possibly adequate setbacks. The plat as submitted includes none of the engineering and other requirements for plat submittal that would indicate how the roads and utilities would be upgraded to required standards.

Mr. Towner states in his letter that the next door facility, the Martinez Volunteer Rec Club was allowed to subdivide around 1993. At that time the rules of zoning and subdivision may have been different. That action, however, has no bearing on what the planning commission is empowered to do now under the zoning and subdivision regulations. Staff is of the opinion that the planning commission is not empowered to create lots by subdividing that violate the zoning ordinance. Further, the zoning ordinance expressly prohibits giving any sort of relief to the minimum lot size requirement through the variance mechanism.

Staff recommends **disapproval**.







R-2

R-1

R-1

R-1

S-1

**RZ 07-02-02 Zoning**





**RZ 07-02-02 Aerial**



# COUNTY INITIATED

FILE: RZ 07-02-02

S-1 to R-1

<b>Property Information</b>	
<b>Tax ID</b>	Map 071 Parcels 013B and 013 (S-1 portion)
<b>Location/address</b>	Hardy McManus Road / Fury's Ferry Road
<b>Parcel Size</b>	± 21.40 acres
<b>Current Zoning</b>	S-1 (Special District)
<b>Existing Land Use</b>	Vacant and single-family residential
<b>Future Land Use</b>	Low Density Single Family Residential
<b>Request</b>	R-1 (Single Family Residential)
<b>Commission District</b>	District 1 (Thigpen)
<b>Recommendation</b>	Approval

## Summary and Recommendation

The Planning Commission initiated the rezoning of two parcels north of Hardy McManus Road just west of Fury's Ferry Road from S-1 to R-1 at their January 4, 2007 meeting. The existing S-1 (special district) zoning was put in place on January 7, 1986. At that time, the applicant, Otis Bartlett, requested a special use to permit the development of a public recreational area next to the Savannah River. This use was never developed.

The current owners of the property, David and Deborah Huguenin, are requesting the County to change the zoning back to R-1 to permit single-family residential development. The R-1 zoning would be more in line with the current Growth Management Plan and with surrounding land uses which include large lot single-family residential development and Riverside Elementary School. These two parcels are surrounded by the parcels that were recently rezoned from M-2 to R-1 to bring the entire area into conformance with the GMP.

The R-1 zoning will allow these tracts to be subdivided into lots of 30,000-40,000 square feet (depending on sewer availability) provided that they meet the minimum requirements for County road frontage. This will allow more beneficial use of the properties. Planning staff has consulted with the Tax Assessor's office, and they have noted that these tracts are currently being assessed at residential rates; therefore, this zoning change will not have any effect on the property taxes. Staff has notified both property owners by letter of the date of the public hearing.

Staff recommends **approval** of this request.

## Interdepartmental Review:





# COUNTY INITIATED

February 15, 2007

FILE: RZ 07-02-02

S-1 to R-1

Conditions-None at this time

## Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current S-1 zoning is not consistent with the prevailing land use pattern. R-1 zoning is much more compatible with the surrounding zoning and will provide opportunity for single family development and redevelopment in this area.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-1 request will not adversely affect the nearby neighborhood. The current zoning of S-1 is much more likely to adversely affect the surrounding properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-1 zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for a recreational area, but the use as single-family comports much more harmoniously with the GMP.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-1 meets this balance test. R-1 would provide a more compatible land use and opportunity for expansion of existing residences and further development and redevelopment of the area as single-family residential.

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R3 to P1

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 078C005 Parcel # 078C005  
Address 206 Flowing Wells Rd Martinez, GA 30907 Acreage .53  
Road Frontage 105 feet on the North/South/East/West (circle one) side of  
Flowing Wells Road. Property is approximately 201 feet from the  
intersection of Flowing Wells Rd and Columbia Rd.. The attached plat for the  
property was prepared by Erwin Epstein and dated \_\_\_\_\_

## PROPOSED USE:

If approved, the property will be used for the following purposes:

business office / mortgage company & pest control company offices

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Tammy Aiken APPLICANT: Tammy Aiken  
ADDRESS: 4578 Bedford Ct. ADDRESS: 4578 Bedford Ct.  
CITY: Evans ZIP: 30809 CITY: Evans ZIP: 30809  
PHONE #: 706-951-1201 PHONE #: 706-951-1201  
706-854-1323 WK 706-854-1323

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Tammy M Aiken Tammy M Aiken  
Owner's Signature Applicant's Signature

Subscribed and sworn to before me on 12<sup>th</sup> day of January 2007  
By: Kimberly Kay Plaster Notary Public

Please return original notarized application with all documents, along with your **\$535.00** application fee to:  
Columbia County Planning and Development Division



P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
File # \_\_\_\_\_



COLUMBIA RD

FLOWING WELLS RD

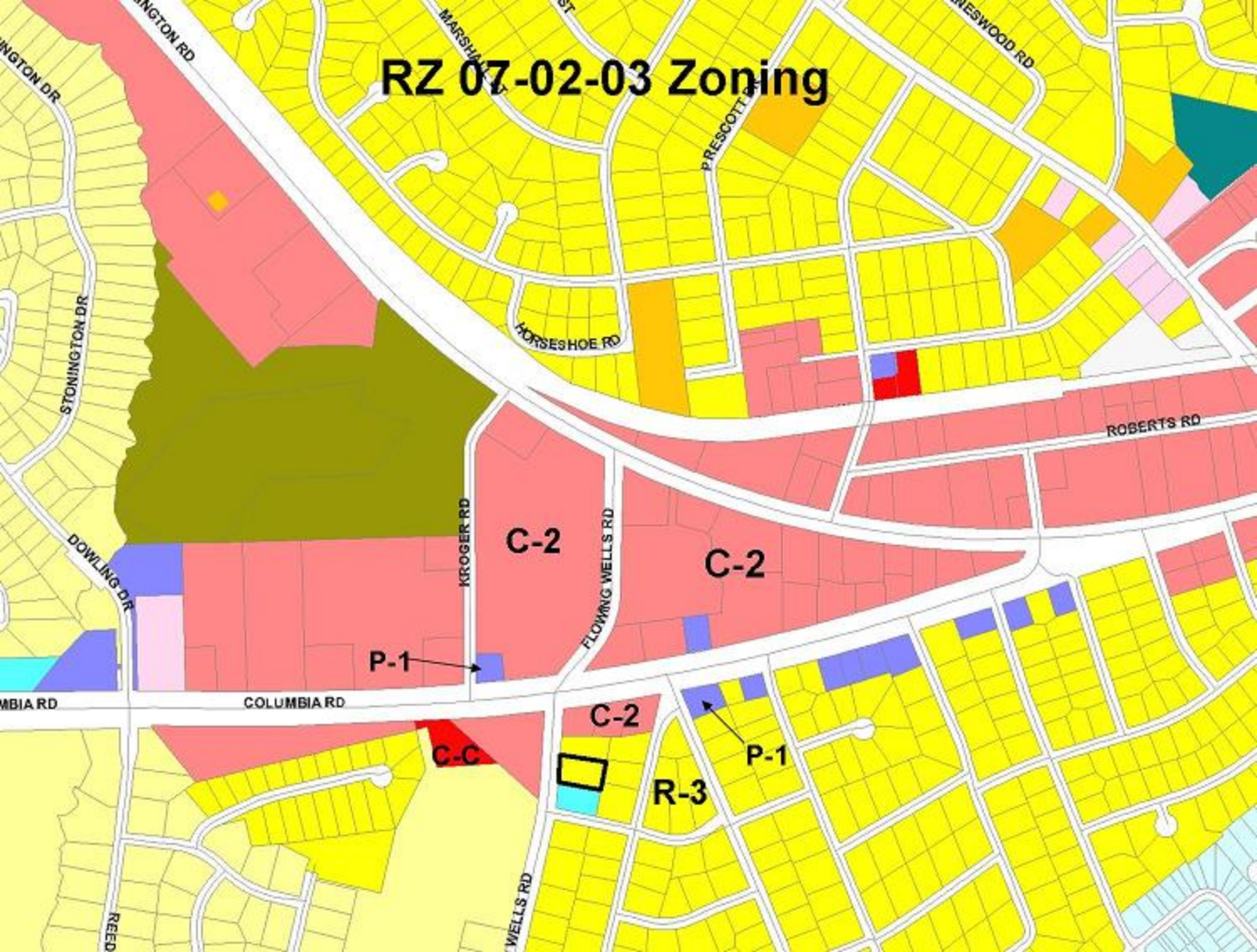
BROCKWOOD ST

PINEHURST DR

RZ 07-02-03 Aerial



# RZ 07-02-03 Zoning





# REZONING

February 15, 2007

FILE: RZ 07-02-03

R-3 to P-1

Property Information	
<b>Tax ID</b>	Tax Map 078C Parcel 005
<b>Location/address</b>	206 Flowing Wells
<b>Parcel Size</b>	0.53 +/- acre
<b>Current Zoning</b>	R-3 (Single Family Residential)
<b>Existing Land Use</b>	Single Family Residential
<b>Future Land Use</b>	Offices for mortgage and pest control company
<b>Request</b>	P-1 (Professional)
<b>Commission District</b>	District 2 (Mercer)
<b>Recommendation</b>	Disapprove

## Summary and Recommendation

Tammy Aiken, owner and applicant, requests the rezoning of one parcel at 206 Flowing Wells Road from R-3 to P-1. This parcel is three lots removed from the intersection of Flowing Wells and Columbia Road. The parcel adjacent to this one is currently zoned PDD. Every other lot along Flowing Wells from Columbia Road nearly to I-20 is zoned either R-2 or R-3 except for Augusta Preparatory Day School and Westside Baptist Church, both of which are zoned S-1. The adjacent PDD parcel was rezoned in December of 2002 for a jewelry store and with a conditional use for a single family residence. The parcel, however, is now used as a home for people with substance abuse. Martinez Elementary School is across Flowing Wells from this property.

Staff acknowledges that the future land use map designates this and virtually all of the lots fronting Flowing Wells Road to be office professional. The entire stretch of Flowing Wells Road is under consideration for widening to four lanes with an intervening median. Right-of-way acquisition will be required. The land use change to office professional is the result of the expected change in the road and the volume of traffic along Flowing Wells. Because the lots in question are so small none of the lots can be viably used for commercial use, and none of them can support office use other than the conversion of existing structures to small office space. We are seeing this same phenomenon occurring along Belair Road, and the conversion does not always occur in the most compatible way. The conversion to office is often a temporary land use and structures on the property as well as the lots themselves are not always well maintained. Staff is concerned that future right-of-way taking may further reduce the lot sizes to the point where none of them can meet code requirements for setbacks and use. Staff would prefer to maintain the status quo on use to determine what the right-of-way taking may be.

In spite of the changes that are anticipated the land use along Flowing Wells, the current status of residential along this street, has remained very stable. The homes in this area are being adequately



# REZONING

February 15, 2007

FILE: RZ 07-02-03

R-3 to P-1

maintained. Further, the larger neighborhoods behind the frontage parcels need to remain viable residential areas. They would be further threatened if heavier zoning were introduced into the area.

Staff is also concerned that the rezoning is precipitated by the desire to increase the value of the property in anticipation of right-of-way acquisition. The property currently is being advertised for sale. The petitioner states that the purpose of the rezoning is to permit a business office, specifically a mortgage company and offices for a pest control business. The mortgage company offices might be a viable land use on such a small lot. Staff is concerned with the pest control offices in that often these kinds of uses attempt to park their trucks on the lot and maintain supplies of chemicals used in the business. Neither of these operations could occur in the P-1 zoning.

Staff recommends disapproval of this request.

## Interdepartmental Review

### Conditions

**Engineering:** The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
  - All proposed improvements must conform to current county standards.
  - Storm water detention will be required unless site improvements result in no net increase in runoff.
  - A left turn analysis will be required to determine the need for installation of a left turn lane.
  - A deceleration lane, dimensioned for the posted speed limit on Flowing Wells Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
  - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
  - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

**Water and Sewer:** Address is currently being billed for both water and sewer services.

**Construction and Maintenance:** Due to the current Flowing Wells Road project and situation, Construction and Maintenance does not recommend a zoning change on this property.





# REZONING

February 15, 2007

FILE: RZ 07-02-03

R-3 to P-1

## Comments

**Water and Sewer:** County water is available on an eight inch line on Flowing Wells Road. County sewer is available on an eight inch line on Flowing Wells Road. This project will not affect the capacity of existing water and sewer infrastructure.

**Storm water:** Drainage and Utility Easements are not needed. There are no active projects in the area.

**Construction and Maintenance:** This project is to be acquired during right-of-way acquisition. Columbia County currently has a road project that will impact Flowing Wells Road dramatically. This project has already received an environmental agreement and been through the preliminary plan review process. We are in the process of making the final corrections to the plans so we can begin acquiring right-of-way. As of now, right-of-way is scheduled to begin in 2009. With this being said, the road construction department does not recommend the rezoning of Tax Map 078C Parcel 005 due to the fact that this parcel is going to be purchased for the widening of Flowing Wells Road. All parcels from Brockwood Street to Columbia Road along the south east side of Flowing Wells Road are going to be complete takes for this project.

**Health Department:** Should have county sewer.

**Sheriff:** No comments received.

**Board of Education:**

**Green space:** No comments received.

## Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	Nearly all of the properties along Flowing Wells are still residentially zoned and used.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The rezoning could precipitate a wave of rezonings out of fear of the road widening. Thus far the residential land use has remained very stable.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The growth management plan does call for office professional uses. Staff would suggest the timing of transition should be postponed.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property can and is being used as residential. In the future with the road widening it may be found that right-of-way acquisition has reduced the lots below an acceptable size for beneficial residential use. If that occurs the lots likely will be too small for commercial or office use as well.



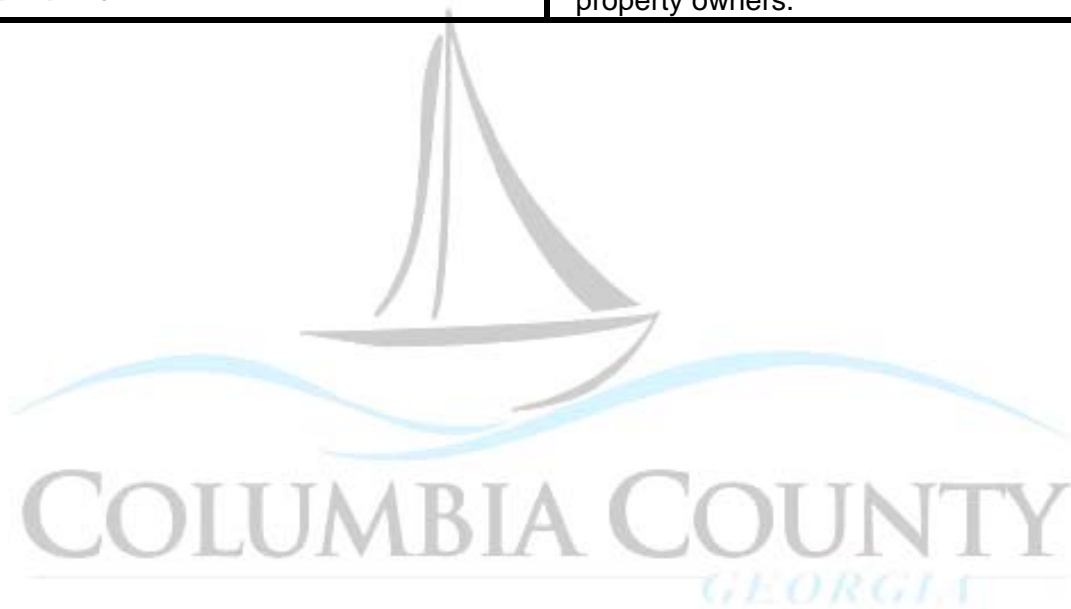
# REZONING

February 15, 2007

FILE: RZ 07-02-03

R-3 to P-1

<b>Whether the proposal could cause excessive or burdensome use of public facilities or services.</b>	The change in use likely would not cause any additional burden on the infrastructure.
<b>Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.</b>	There are no new or changing conditions.
<b>Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.</b>	This request appears to be more speculatively driven. To change this or any single parcel's zoning incrementally does not protect the health, safety and welfare of other property owners.



# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to AR

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 077A Parcel # 017  
Address 4140 Freeman Ave. Acreage 13.573  
Road Frontage 30 feet on the North (circle one) side of  
Old Evans Rd. Property is approximately 1300 feet from the  
intersection of Old Evans Rd & Washington Rd. The attached plat for the  
property was prepared by \_\_\_\_\_ and dated \_\_\_\_\_

## PROPOSED USE:

If approved, the property will be used for the following purposes:

Development of Class "A" Luxury Apartments

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: NORA ELEANOR FREEMAN & NORA F. GRIMAUD APPLICANT: Flournoy Development  
ATTN: Ryan Foster  
ADDRESS: P.O. Box 1032 ADDRESS: P.O. Box 6566  
CITY: EVANS GA ZIP: 30809 CITY: Columbus, Ga ZIP: 31917  
PHONE #: 706 830-1961 PHONE #: 706-324-4000

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Nora Eleanore Freeman - Nora F. Grimaud 11th day of January 2007  
Nora F. Grimaud Ryan Foster Glenda Cruise  
Owner's Signature Applicant's Signature My Commission Expires May 13, 2007

Subscribed and sworn to before me on 12th day of January 2007  
By: Keith M. Brewster Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:  
Columbia County Planning and Development Division

P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
File # \_\_\_\_\_



# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to AR

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 077A Parcel # 017A  
Address 4141 Freeman Ave. Acreage 1.299  
Road Frontage 25 feet on the North (circle one) side of  
Old Evans Rd. Property is approximately 1300 feet from the  
intersection of Old Evans Rd. & Washington Rd. The attached plat for the  
property was prepared by \_\_\_\_\_ and dated \_\_\_\_\_

## PROPOSED USE:

If approved, the property will be used for the following purposes:

Development of Class "A" Luxury Apartments.

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: NORA FREEMAN GRIMAUD  
ANDREW W. GRIMAUD, JR.

APPLICANT: Flournoy Development  
Attn: Ryan Foster

ADDRESS: PO Box 1032

ADDRESS: P.O. Box 6566

CITY: EVANS, GA ZIP: 30809

CITY: Columbus, Ga ZIP: 31917

PHONE #: 706-830-1961

PHONE #: 706-324-4000

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Nora F. Grimaud  
Andrew W. Grimaud

Owner's Signature

Ryan Foster

Applicant's Signature

Subscribed and sworn to before me on 12<sup>TH</sup> day of January  
By: Scott M. Brundage Notary Public

By: Glenda Cruz  
My Commission Expires May 13, 2007

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division  
P.O. Box 498

630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
File # \_\_\_\_\_

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to AR

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 077A Parcel # 019  
Address 532 Old Evans Rd Acreage .94  
Road Frontage 250 feet on the North South/East/West (circle one) side of  
Old Evans Rd. Property is approximately 1300 feet from the  
intersection of Old Evans Rd & Washington Rd. The attached plat for the  
property was prepared by \_\_\_\_\_ and dated \_\_\_\_\_

## PROPOSED USE:

If approved, the property will be used for the following purposes:

Development of Class "A" Luxury Apartments.

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Ruth H. Morris APPLICANT: Flourney Development  
Attn: Ryan Foster  
ADDRESS: 532 Old Evans Rd. ADDRESS: P.O. Box 6566  
CITY: Evans Ga ZIP: 30809 CITY: Columbus, Ga ZIP: 31917  
PHONE #: 706 863 2037 PHONE #: 706-324-4000

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Ruth H. Morris  
Owner's Signature

Ryan Foster  
Applicant's Signature  
Florida Crissa  
My Commission Expires May 13, 2007

Subscribed and sworn to before me on 12<sup>TH</sup> day of January 2007  
By: Keith H. Browder Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:  
Columbia County Planning and Development Division

P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
File # \_\_\_\_\_

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to AR

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 077A Parcel # 019A  
Address 4154 Freeman Ave. Acreage .7  
Road Frontage 125 feet on the North/South/East/West (circle one) side of  
Freeman Ave. Property is approximately 1300 feet from the  
intersection of Old Evans Rd & Washington Rd. The attached plat for the  
property was prepared by \_\_\_\_\_ and dated \_\_\_\_\_

## PROPOSED USE:

If approved, the property will be used for the following purposes:

Development of Class "A" Luxury Apartments

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Annie Crowley Duffy APPLICANT: Flournoy Development  
Attn: Ryan Foster  
ADDRESS: 4154 Freeman Ave ADDRESS: P.O. Box 6566  
CITY: Evans GA ZIP: 30809 CITY: Columbus, Ga ZIP: 31917  
PHONE #: 706-863-3675 PHONE #: 706-324-4000

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Annie Crowley Duffy  
Owner's Signature

Ryan Foster 11th day of January 2007  
Applicant's Signature Shonda Criss  
My Commission Expires May 13, 2007

Subscribed and sworn to before me on 12<sup>TH</sup> day of January 2007  
By: John N. Brewster Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

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Evans, GA 30809

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Public Hearing Date: \_\_\_\_\_  
File # \_\_\_\_\_





INDUSTRIAL PARK DR

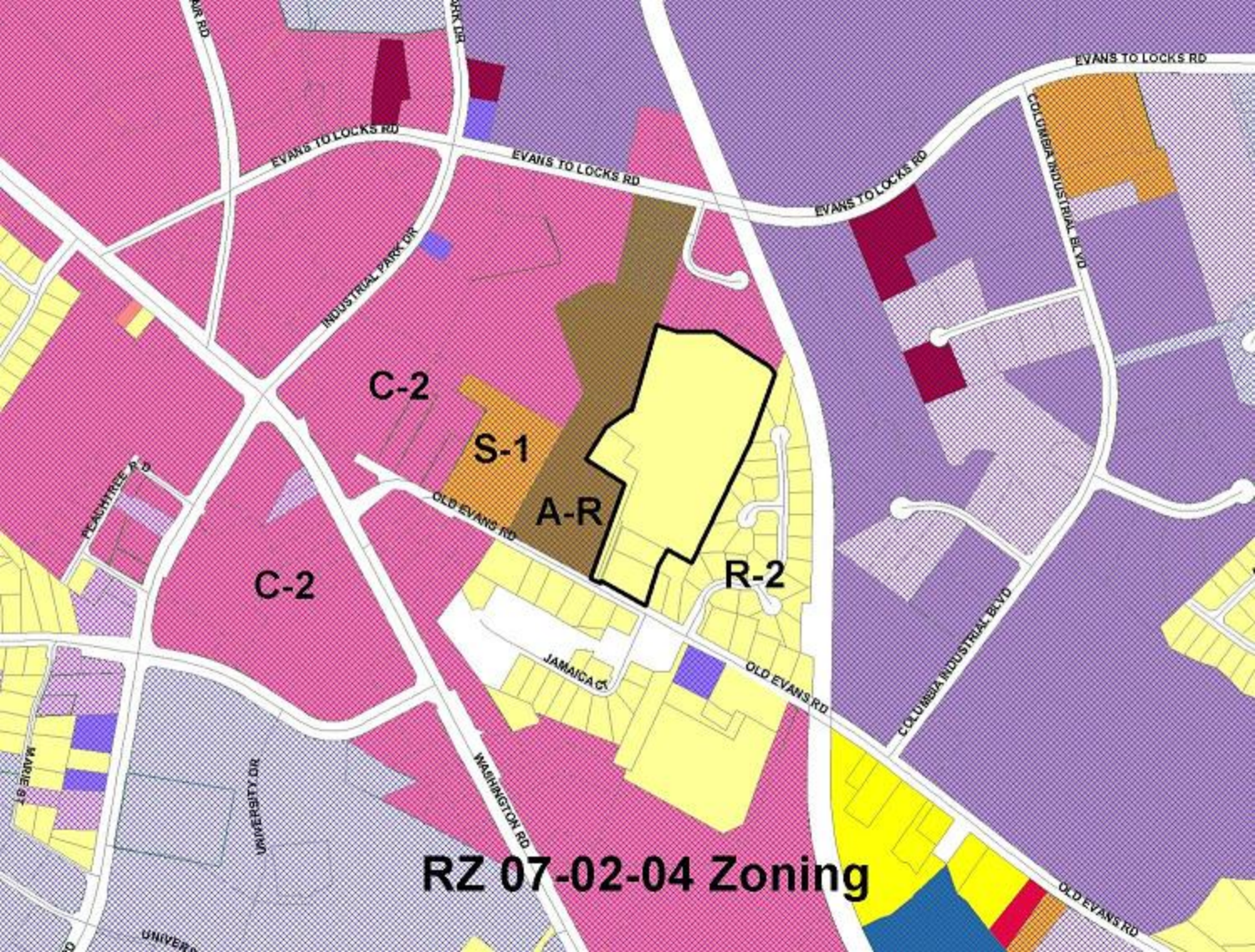
OLD EVANS RD

JAMAICA

OLD EVANS RD

RZ 07-02-04 Aerial







# REZONING

February 15, 2007

FILE: RZ 07-02-04

R-2 to A-R

Property Information	
Tax ID	Tax Map 077A Parcels 017, 017A, 019, and 019A
Location/address	4140, 4141, and 4154 Freeman Avenue; 532 Old Evans Road
NoParcel Size	16.57 +/- acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Single-family Residential
Future Land Use	High Density Residential
Request	A-R (Apartment Residential)
Commission District	District 1 (Thigpen)
Recommendation	Approve with conditions

## Summary and Recommendation

Nora Eleanor Freeman, Nora Freeman Grimaud, Annie Crowley Duffy, Andrew W. Grimaud, Jr., and Ruth Norris request the rezoning of 16.57 acres located along Freeman Avenue and Old Evans Road. Currently, these properties are developed as single-family residences, but the GMP suggests that the properties could become high density residential due to the proximity of the properties to adjacent apartment-residential zoning to the west. Additionally, these properties lie in the middle of the Evans Town Center Tier One node.

The definition of A-R zoning per Section 90-49 also suggests that this zoning classification is appropriate for this area. Section 90-49 states, "It is intended that the A-R district be located along arterial streets and be adjacent to existing commercial zoning districts or high density residential uses, or adjacent to areas designated for commercial or high density residential development on the growth management plan."

It should be noted that Old Evans Road will provide access to Washington Road at its current location in the vicinity of Lowe's and by way of Riverwatch Parkway where it will cut through Jamaica Estates to Washington Road at Town Centre Drive.

Staff recommends **approval** of this request with all interdepartmental conditions and comments.

### Nodal Analysis

#### 1. Land Use

The GMP recommends 1,000,000-2,000,000 square feet of Commercial floor area in Tier I nodes.

*A Community of Pride...A County of Vision...Endless Opportunity*





# REZONING

February 15, 2007

FILE: RZ 07-02-04

R-2 to A-R

## **b. Current Status**

43% Residential  
22% Commercial  
19% Industrial  
15% Professional  
1% Open Space & Institutional

1,405,845 sq. ft. of built Commercial floor area  
2,828,558 sq. ft. of built & potential Commercial floor area (at 0.16 FAR)

## **c. Impact of Rezoning**

Rezoning from one residential use to another would not affect the balance of uses in the Node.

## **2. Housing Mix**

### **a. GMP Goal**

"These nodes can contain the widest variety of land uses – retail, office/professional, civic, and multifamily residential."

### **b. Current Status**

871 single family units (85%)  
151 multi family townhouses (15%)

### **c. Impact of Rezoning**

871 single family units (70%)  
382 multi family units (30%)  
The proposed rezoning would permit up to 231 additional multi family units.

## **3. Balance of multi-family housing to commercial floor area**

### **a. GMP Goal**

1 multi family unit per 1,000 square feet of Commercial floor area is an appropriate balance.

### **b. Current Status**

0.11 multi family units per 1,000 square feet of Commercial floor area.

### **c. Impact of Rezoning**

0.27 multi family units per 1,000 square feet of Commercial floor area.

**ASSESSMENT:** The proposed rezoning conforms to the GMP's Nodal Development concept.

## **Interdepartmental Review Conditions**

**Engineering:** The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.



# REZONING

February 15, 2007

FILE: RZ 07-02-04

R-2 to A-R

2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia Environmental Protection Department.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A left turn analysis will be required to determine the need for installation of a left turn lane.
7. A deceleration lane, dimensioned for the posted speed limit will be required.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

**Water and Sewer:** The Owner/Developer will be responsible for all costs to extend sewer and/or water lines to property.

**Planning and Development:** Density of apartments shall not exceed 14 units per acre. Townhome density shall not exceed 8 units per acre. 10% open space must be set aside per zoning requirements. All buffers must be installed as part of the site plan review. All ETCO requirements shall be met as a condition of site plan approval. Any pool(s) built as an amenity must receive County Health Department approval prior to construction.

**Storm Water:** Permanent drainage and utility easements are required.

**Construction and Maintenance:** County Engineering Department to approve ingress and egress. Georgia Department Transportation to review plans to avoid conflicts.

## Comments

**Water and Sewer:** County water is available on an eight inch line on Old Evans Road. County sewer is available on an eight and twelve inch line Old Evans Road and in the rear of adjacent property. This project will not affect the capacity of existing water and sewer infrastructure.

**Planning and Development:** An amenities package should be included in the site plan to serve future residents.

**Storm water:** There are no active projects in the area.

**Construction and Maintenance:** This project will affect the priority of planned road projects.

**Health Department:** Should have county sewer.

**Sheriff:** No comments received.

**Greenspace:** No Comments received.

**Board of Education:** No comments received.



# REZONING

February 15, 2007

FILE: RZ 07-02-04

R-2 to A-R

## Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns, though buffering will be required against the adjacent R-2 zoned properties.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with future land use policy of high-density residential.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could be used as zoned, but the proposed A-R zoning is more in line with the intent of the GMP.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The request will increase traffic on Old Evans Road, but it should not cause excessive burdens on the existing infrastructure.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The changes in the future traffic flow patterns along Old Evans Road in conjunction with the extension of Riverwatch Parkway will make this use desirable.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



# Grenelefe Park Revision aerial



Site

Saint James  
Place

Amelia  
Landing

South Old  
Belair Road

Magnolia  
Glen

Old Belair  
Lane

# Grenelefe Park Original Plat





# Grenelefe Park Revised Plat







# PRELIMINARY PLAT

## GRENELEFE PARK REVISION

### Property Information

Subdivision Name	Grenelefe Park Revision
Location/address	South Old Belair Road
Development Acreage	15.30 acres
Number of lots/units	42 lots (2.75 lots per acre)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Bluewater Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

### Summary and Recommendation

The developer, Grenelefe Properties, seeks preliminary plat approval for a revision to Grenelefe Park subdivision located on South Old Belair Road. The property is zoned PUD (Planned Unit Development). This development was originally approved June 15, 2006 by the Planning Commission with 39 lots on 14 acres. Since that time, the developer, Gary Waters, acquired an adjacent piece of property and rezoned it to PUD. That property has now been incorporated into a new preliminary plat, which contains 42 lots on 15.30 acres for a density of 2.75 lots per acre. The plans have received all necessary approvals with only minor changes to be made. The condition from the original approval on June 15, 2006 shall still remain in effect. That condition is outlined below:

#### Departmental Conditions:

- Community and Leisure Services: Landscaping plan has been submitted and approved. All trees and shrubs shall be installed per that approved plan. All existing pines to be removed during individual lot preparation due to structural and health issues. Two existing oak trees outside the area of improvements shall be retained.

Staff recommends **Approval with conditions**.